

136.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,044,500 / 1,044,500

USE VALUE:

1,044,500 / 1,044,500

ASSESSED:

1,044,500 / 1,044,500


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
100		BRANTWOOD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BOSSON KRISTIN D/TRUSTEE	
Owner 2: KRISTIN BOSSON FAMILY TRUST	
Owner 3:	

Street 1: 100 BRANTWOOD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: BOSSON KRISTIN -
Owner 2: -
Street 1: 100 BRANTWOOD RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 5,967 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Clapboard Exterior and 2198 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 5967 Sq. Ft. Site 0 90. 1.00 10
539,108 539,100

IN PROCESS APPRAISAL SUMMARY								Legal Description		User Acct	
101	5967.000	505,400		539,100	1,044,500					87257	
Total Card	0.137	505,400		539,100	1,044,500					GIS Ref	
Total Parcel	0.137	505,400		539,100	1,044,500					GIS Ref	
Source: Market Adj Cost		Total Value per SQ unit /Card: 475.20		/Parcel: 475.2						Insp Date	
										08/29/17	

PREVIOUS ASSESSMENT								Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	505,400	0	5,967.	539,100	1,044,500	1,044,500	Year End Roll	12/18/2019	!10546!
2019	101	FV	381,900	0	5,967.	569,100	951,000	951,000	Year End Roll	1/3/2019	
2018	101	FV	380,800	0	5,967.	419,300	800,100	800,100	Year End Roll	12/20/2017	
2017	101	FV	380,800	0	5,967.	401,300	782,100	782,100	Year End Roll	1/3/2017	
2016	101	FV	294,700	0	5,967.	371,400	666,100	666,100	Year End	1/4/2016	
2015	101	FV	287,400	0	5,967.	311,500	598,900	598,900	Year End Roll	12/11/2014	
2014	101	FV	287,400	0	5,967.	304,300	591,700	591,700	Year End Roll	12/16/2013	
2013	101	FV	287,400	0	5,967.	289,900	577,300	577,300		12/13/2012	

SALES INFORMATION								TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
BOSSON KRISTIN,	67887-585		8/26/2016	Convenience		1	No	No			
MICHON KATHERIN	67762-503		8/5/2016		900,000	No	No				
LADBURG THOMA	64402-477		10/23/2014	Convenience		99	No	No			
LADBURG THOMA	64402-474		10/23/2014	Convenience		99	No	No			
LADBURG THOMA	26918-450		12/19/1996			99	No	No	A		

BUILDING PERMITS								ACTIVITY INFORMATION		ASR Map:	
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By
10/1/2019	1545	Window/S	125,000	O					8/29/2017	MEAS&NOTICE	HS Hanne S
4/5/2019	466	Re-Roof	10,000	C					11/14/2008	Meas/Inspect	345 PATRIOT
1/31/2017	113	Inter Fi	12,750	O				Reno Kitch, 2 bath	4/7/2000	Meas/Inspect	263 PATRIOT
6/11/1998	374	Manual	4,000					REPAIR DAMAGED POR	1/1/1982		KM
9/23/1996	486		500					ADD 6X15 TO WDK			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

